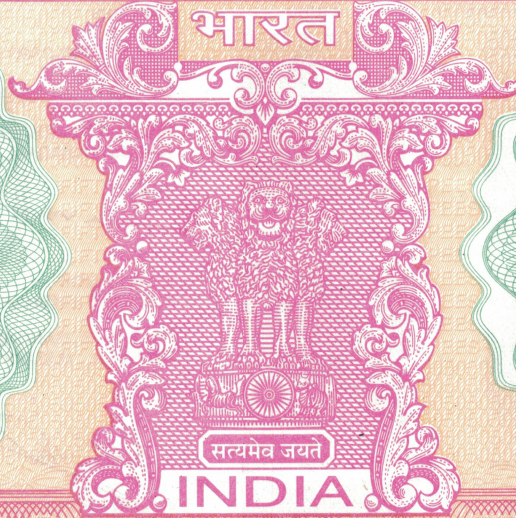


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पचास
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FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

తెలంగాణ తెలంగాణ TELANGANA

No. 1970 Date 12/07/18 Rs. 50

d to K. Anurag Reddy
sh K. Lakma Reddy, R.R. Dist
Whom m/s. A.S. Infra And Developers, Medchal Dist

E 627479

D. Anantha Rao
Licensed Stamp Vendor
L.No. 15-04-014/1982
RL.No. 15-04-033/2016

H.No: 1-14, Medchal, R.R. Dist- 501 40
Ph: 9392011597

DEVELOPMENT AGREEMENT -CUM- GENERAL POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT -CUM- GENERAL POWER OF ATTORNEY is made and executed on this the 11TH day of JULY, 2018 at Medchal, Telangana by and between:-

- 1) Sri OGGU BALAPPA s/o OGGU JEETHAIAH, aged about : 52 years, Occ : Agriculture, Resident of H.No.10-29, Gandhi Road, Medchal Village, Medchal Mandal, Medchal District, T.S. (AADHAAR No.5776 0979 7748)
- 2) Sri VOGGU VENKATESH s/o late BIKSHAPATHI, aged about : 37 years, Occ : Agriculture, Resident of H.No.10-39, Gandhi Road, Medchal Village, Medchal Mandal, Medchal District, T.S. (AADHAAR No.6814 2998 3581)



V. Venkatesh

O. Balappa

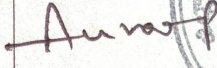
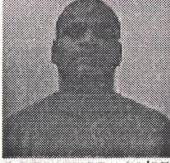
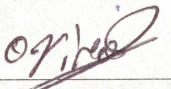
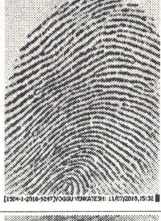
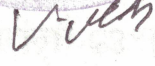
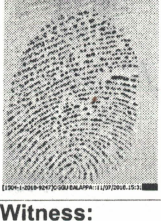
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O. Balappa

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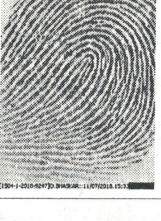
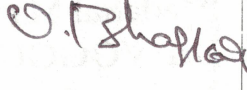
Presentation Endorsement:

Presented in the Office of the Sub Registrar, Medchal (R.O) along with the Photographs & Thumb Impressions as required Under Section 32-A of Registration Act, 1908 and fee of Rs. 20000/- paid between the hours of 2 and 4 on the 11th day of JUL, 2018 by Sri Oggu Balappa

Execution admitted by (Details of all Executants/Claimants under Sec 32A):

Sl No	Code	Thumb Impression	Photo	Address	Signature/Ink Thumb Impression
1	CL		 REP BY MNG PARTNE [1504-1-2018-9247]	REP BY MNG PARTNER K. ANUROOP REDDY S/O. K.LAXMA REDDY R/O 23/P, GANDIPET, RAJENDRANAGAR,, R.R.DIST.	
2	EX		 OGGU VINOD::11/07 [1504-1-2018-9247]	OGGU VINOD S/O. LATE BIKSHAPATHI H.NO.10-38, GANDHI ROAD, MEDCHAL,, M.M.DIST	
3	EX		 VOGGU VENKATESH: [1504-1-2018-9247]	VOGGU VENKATESH S/O. LATE BIKSHAPATHI H.NO.10-39, GANDHI ROAD, MEDCHAL,, M.M.DIST	
4	EX		 OGGU BALAPPA::11/ [1504-1-2018-9247]	OGGU BALAPPA S/O. OGGU JEETHAIAH H.NO.10-29, GANDHI ROAD, MEDCHAL,, M.M.DIST	

Identified by Witness:

Sl No	Thumb Impression	Photo	Name & Address	Signature
1		 R.NARASIMHA REDD [1504-1-2018-9247]	R.NARASIMHA REDDY AADHAAR	
2		 O.BHASKAR::11/07/ [1504-1-2018-9247]	O.BHASKAR AADHAAR	

11th day of July,2018

Signature of Sub Registrar
Medchal (R.O)

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-: 2 :-

- 3) Sri OGGU VINOD s/o late OGGU BIKSHAPATHI,, aged about : 35 years, Occ : Agriculture, Resident of H.No.10-38, Gandhi Road, Medchal Village, Medchal Mandal, Medchal District-501 401, T.S. (AADHAAR No.5817 6660 4199)

[HEREINAFTER to be called and referred as "LAND OWNERS", which term shall mean and include all their respective heirs, executors, successors, legal representatives, administrators and assignees etc. of FIRST PART]

AND

M/s.A.S.INFRA AND DEVELOPERS (PAN No.ABJFA1169L) a Partnership Firm having its registered Office at Sy.No.633(P), Rampally Post, Daira, Keesara Mandal, Medchal District, rep.by its Managing partner : Sri K.Anuroop Reddy s/o Sri K.Laxma Reddy, aged about : 33 years, Occ : Business, presently residing at 23/P, Gandipet Village, Rajendranagar Mandal, R.R. District, T.S. (AADHAAR No.8265 9194 3546, Mobile No.9000892229)

[HEREINAFTER to be called and referred as the "DEVELOPER" which term shall also mean and include all its executors, administrators, successors, assignees and legal representatives etc., of SECOND PART]

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L.T.I. of
O. Balappa

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Endorsement: Stamp Duty, Tranfer Duty, Registration Fee and User Charges are collected as below in respect of this Instrument.

Description of Fee/Duty	In the Form of						Total
	Stamp Papers	Challan u/S 41 of IS Act	E-Challan	Cash	Stamp Duty u/S 16 of IS act	DD/BC/ Pay Order	
Stamp Duty	50	0	81330	0	0	0	81380
Transfer Duty	NA	0	0	0	0	0	0
Reg. Fee	NA	0	20000	0	0	0	20000
User Charges	NA	0	100	0	0	0	100
Total	50	0	101430	0	0	0	101480

Rs. 81330/- towards Stamp Duty including T.D under Section 41 of I.S. Act, 1899 and Rs. 20000/- towards Registration Fees on the chargeable value of Rs. 8138000/- was paid by the party through E-Challan/BC/Pay Order No ,133EBG100718 dated ,10-JUL-18 of ,SBIN/

Online Payment Details Received from SBI e-P

(1). AMOUNT PAID: Rs. 101430/-, DATE: 10-JUL-18, BANK NAME: SBIN, BRANCH NAME: , BANK REFERENCE NO: 5845548512106,PAYMENT MODE:CASH-1000200,ATRN:5845548512106,REMITTER NAME: K.ANURROOP REDDY,EXECUTANT NAME: OGGU BALAPPA AND OTHERS,CLAIMANT NAME: A.SANFRA AND DEDVELOPERS).

Date:

11th day of July,2018

Signature of Registering Officer
Medchal (R.O)

Certificate of Registration

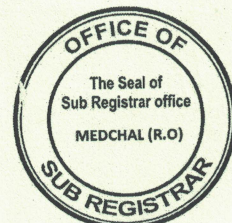
Registered as document no. 8947 of 2018 of Book-1 and assigned the identification number 1 - 1504 - 8947 - 2018 for Scanning on 11-JUL-18 .

Registering Officer
Medchal (R.O)
(Ch.Raghu Vardhan)

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8947/2018.

Sub Registrar
Medchal (R.O)

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LAND OWNERS herein are the absolute owners of following lands situated at **MEDCHAL Village**, Medchal Mandal, Medchal District, details as follows:-

Land owner No.	Survey No.	Area Ac.gts.	Ownership acquired
No.1 Oggu Balappa	173/అ 182	0-12 <u>0-19</u> <u>0-31</u>	By virtue of Patta Title Deed No.647876, Patta N. 1895, Unique Code No.15011020-1895, issued by Tahsildar, Medchal.
No.2 Voggu Venkatesh	176/1	0-37 (out of 38 gts)	By virtue of Patta Pass Book with Title Deed No.T06100180455, Khatha No.1880, issued by Tahsildar, Medchal
No.3 Oggu Vinod	176/2	0-37 (out of 38gts)	By virtue of Patta Pass Book with Title Deed No.T06100180456, Khatha No.1881, issued by Tahsildar, Medchal.
	TOTAL EXTENT:	Ac.2-25gts.	

Thus the Land owners herein are the absolute owners and peaceful possessors of the lands in Survey Nos.173/అ(Ac.0-12gts), 182(Ac.0-19gts), 176/1(Ac.0-37gts) & 176/2 (Ac.0-37gts), total area comes to : Ac.2-25gts., situated at **MEDCHAL Village**, Medchal Mandal, Medchal District, in aforesaid manner.



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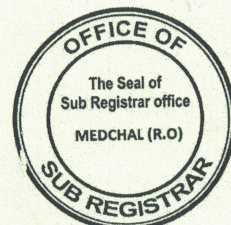
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Medchal (R.O)



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WHEREAS the LAND OWNERS hereinabove have decided and intend to develop the Schedule Land herein for obtaining more benefits and advantages out of the schedule land and thus offered the said land to the DEVELOPER herein for development of the same into the lay-out of open plots.

WHEREAS the LAND OWNERS hereinabove have represented to the DEVELOPER that to obtain more advantages and benefits, they are intending to develop the Schedule Land herein into the lay-out of Residential Plots after earmarking the common areas towards roads and other amenities.

WHEREAS the DEVELOPER herein had/is a reputed builder/developer and engaged in the development of various residential lay-outs so far in and around the twin cities and is capable of investing the amounts and is having required infrastructure, men, machinery and material for causing development of the properties.

WHEREAS the LAND OWNERS have got right, title and interest in and over the Schedule Land herein and no other person/s has/have got any claim, right, title or interest, possession of any nature whatsoever in the Schedule Land or any part thereof.

WHEREAS the LAND OWNERS in order to have optimum use and benefit of their extents of land have decided to entrust their land to the DEVELOPER for the purpose of development of the same in to the layout of residential plots and the DEVELOPER has agreed to develop the same by investing its own funds.

WHEREAS the LAND OWNERS hereinabove have granted exclusive rights of development of the Schedule Land to the DEVELOPER of Second Part hereinabove for formation of a Gated Community layout comprising of residential plots laying of roads and footpaths, subdivision of land into various plots etc., development on the terms and conditions contained and recorded in this Development Agreement -cum- General Power of Attorney and further the Developer is absolutely entitled to develop the land admeasuring **Ac.2-25gts.**

WHEREAS in pursuance thereof, the Parties hereinabove have deemed it fit and proper to reduce the various terms and conditions agreed upon among themselves into writing and hence this DEVELOPMENT AGREEMENT -cum- GENERAL POWER OF ATTORNEY.

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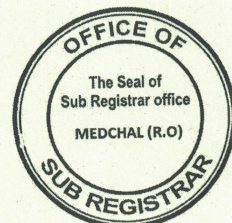
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Medchal (R.O)



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**NOW THIS DEVELOPMENT AGREEMENT- CUM -GENERAL POWER OF ATTORNEY
WITNESSETH AS UNDER:**

1. The LAND OWNERS are the absolute owners of their respective undivided extents of land out of the Schedule Land herein as indicated above, which are more specifically described hereunder, and are desirous of entrusting the development of their respective extents of land to the DEVELOPER.
2. The LAND OWNERS have decided to develop their respective extents of land by pooling the same into a common land block for giving it a potential commercial value, and to share the developed area proportional to their respective extents contributed to project land and thus the respective extents are pooled together with the above object.
3. The DEVELOPER is in the business of formation of residential layouts and also construction of Residential Complexes, Commercial Complexes and the DEVELOPER has approached the LAND OWNERS for development of their land into the layout of open plots ("the Project").
4. The LAND OWNERS agree and acknowledge that by virtue of this Development Agreement, they shall be entitled to only their respective share of the net plotted area in the Project land', each LAND OWNERS in the LAND OWNERS getting them in proportion to the extent of land contributed by each of them out of the Schedule Property for development.
5. The LAND OWNERS declare, confirm and assure that they are the absolute owners and possessors and are having subsisting marketable title in and over the Schedule Land herein with their respective undivided extents.
6. The LAND OWNERS declare and confirm that neither the schedule property nor any part thereof has been attached, mortgaged or is liable to be attached due to any Income Tax or Revenue or other public dues or any dues to financial institutions, Bans, individuals etc.
7. The LAND OWNERS declare and confirm that they have not deal with the Schedule Property in any way, whereby the right, title and interest, possession of the LAND OWNERS as to the ownership, use, development, enjoyment and possession thereof is or may be affected in any manner whatsoever.

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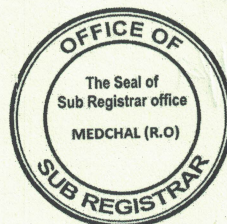
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Medchal (R.O)



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8. The LAND OWNERS further agree and undertake to co-operate and subscribe their signatures either collectively or by an agent or attorney holder among the LAND OWNERS from time-to-time on the applications, affidavits, plans, petitions, etc., to enable the DEVELOPER to apply/to obtain the required layout permits/revised layout permissions, Final layout and other clearances and modifications thereto from the Competent Authorities for development of the project on the Schedule Land/project area and however the DEVELOPER herein being the GPA holder of the LAND OWNERS and in terms of the GPA powers conferred infra, is entitled to represent the LAND OWNERS to do, execute and perform various things, deeds and acts on their behalf.
9. The DEVELOPER shall only bear and pay requisite deposits, fees, charges and other expenses for preparing and obtaining necessary layout Permits and Sanction Plans from the concerned authorities and the LAND OWNERS are not obligated and liable to bear and pay any expenses in the above regard of whatsoever nature.
10. The DEVELOPER shall be absolutely entitled to modify the Layout Plan already granted or submit revised plans, from time to time without disturbing, modifying the allotment of plots contained hereunder in favour of the LAND OWNERS herein.
11. The DEVELOPER shall from the date of this Agreement to enter upon and to implement the Project on the Schedule Property and the DEVELOPER's right to carry out the layout and development works shall be continuous and the LAND OWNERS shall not in any manner whatsoever obstruct the implementation of the Project except as hereinafter provided. The LAND OWNERS shall not revoke the permission so granted, as the DEVELOPER will be marketing the plots and incurring expenditure for sanction of lay outs and leveling the land, forming Roads and parks etc.,
12. The LAND OWNERS hereby agree not to interfere or interrupt in the course of development work and/or commit any act or omission having the effect of delaying or stopping the work that has to be done under this agreement.
13. The DEVELOPER shall at its exclusive cost and expenses develop the Schedule Property in to a well planned layout of open plots with internal Roads, amenities, facilities etc. as per the approved lay out plans.



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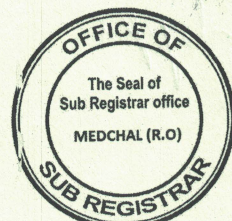
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Medchal (R.O)



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14. The DEVELOPER will be entitled to engage reputed Architects, Engineers, Contractors and others, as they deem fit to execute the layout developmental works. In case of any disputes between the DEVELOPER and their contractors, architects, engineers and other workmen, suppliers of materials and other persons who are engaged by the DEVELOPER in the development of the Schedule Property, the same shall be settled by the DEVELOPER and the LAND OWNERS shall have no liability of any nature whatsoever.
15. The DEVELOPER shall have absolute discretion in matters relating to the method, manner and design of development and the same should also be in accordance with the Sanctioned lay out Plans.
16. The entire cost to be incurred for causing development of the Schedule Land herein into the layout of open plots as per the sanctioned plan and specifications appended herewith (including Architects fee and charges and fee to be paid for obtaining sanction of lay out Plan and other licenses) including the area falling to the share of the LAND OWNERS shall be borne and exclusively paid by the DEVELOPER only. The LAND OWNERS shall not be required to contribute any amount towards the cost of development.
17. Any claim, cost, charge, expenses or compensation to be paid to the labour employed by the DEVELOPER or to the sub-contractors engaged for any work shall be paid by the DEVELOPER and the LAND OWNERS shall not be responsible in any manner whatsoever for such claims.
18. **SHARING OF DEVELOPED/NET PLOTTED AREAS:** It is agreed between the parties herein that the DEVELOPER shall develop the Schedule Property herein into a well planned layout and the LAND OWNERS towards their share are entitled to 70% of the net plotted area in the entire layout and the DEVELOPER towards its share is entitled to the balance 30% of the net plotted area in the entire layout and since the Layout permit is to be sanctioned, the Parties hereinabove have divided, distributed and allotted the respective LAND OWNERS and the Developer as per **Supplementary Agreement(s) will execute.** And whereas the Developer hereby agreed and accepted to **allot/handover** the developed plotted area to the Land owners herein in their land which is abutting to the main road within the boundaries of the land actually possesses by the land owners which is part and parcel of this Development scheme floated by the developer to avoid future doubts and complications between the developer and the owners.
19. It is agreed among the parties that in the event if there being any shortfall or excess of plotted area when converted into plots falling to the respective shares of both the parties as per this Agreement, both the parties are at liberty to purchase or sell such shortfall area on the prevailing market rate as may be mutually agreed upon at the time of execution of supplementary/sharing agreement for demarcation/division/allotment of plots in the layout falling to respective shares by mutual consent.



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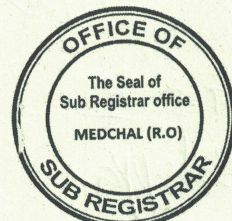
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Medchal (R.O)



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20. The plots so allotted to the LAND OWNERS and the DEVELOPER in proportion to their entitled shares as stated supra and in the same proportion as regards facing of the plots, their location and vaasthu preferences in the entire layout.

21. The respective parties shall be deemed to be the absolute and exclusive owners of the areas allotted towards their respective shares as shown in the Annexed tabular statements with full rights, powers and freedom to deal with them in the manner as they like including the power to sell, alienate, convey and transfer and whenever the DEVELOPER willing to alienate the Residential plots fell towards the exclusive share of the DEVELOPER, the DEVELOPER can independently execute Agreement/s of Sale in favour of the prospective purchasers, receive the advance sale consideration, total sale consideration, to execute and register Sale Deed/s by the DEVELOPER in its capacity as a DEVELOPER and also being GPA holder of the LAND OWNERS herein and other LAND OWNERS in terms of GPA powers granted.

22. Like-wise, the LAND OWNERS herein shall be absolutely entitled to retain or sell the Residential flats along with proportionate Parking areas and undivided share of land allotted towards their respective shares by executing and registering Agreement of Sale/Sale Deeds etc. in favour of prospective purchasers. The LAND OWNERS herein hereby irrevocably and unequivocally declare, affirm, ratify and confirm the allotment of the areas falling towards the share of the other LAND OWNERS as well as Developer as shown in the above tabular statements.

23. The above allocation, division and distribution of the Residential plots is final, conclusive, binding and irrevocable and the parties herein or any persons claiming through them shall be bound by this allocation, division and distribution as shown above since each of the Landowner who contributed their respective extents of land are allotted with the Residential plots their respective entitled shares in proportion to respective extents of land entrusted by them for development.

24. The developed area of LAND OWNERS as mentioned in above Clause herein above shall be the absolute Property of the LAND OWNERS and they shall be entitled to all income, gains, capital appreciation and benefits of all kinds and description accruing, arising or flowing there from. However, in case of any CAPITAL GAINS/VAT/SERVICE TAX or any other statutory levies incurred on the sale of developed area of LAND OWNERS, the same shall be borne by them or their prospective purchasers of the plots, and the DEVELOPER shall have no liability for the same.

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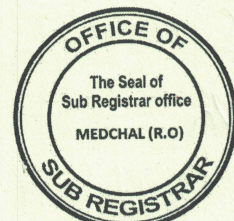
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Medchal (R.O.)



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25. In consideration of the DEVELOPER agreeing to deliver to the LAND OWNERS, the developed area in the shape of residential plots in the lay-out as per above clauses, the LAND OWNERS hereby agree that the DEVELOPER is entitled to and at liberty to transfer/convey its share of developed land in the shape of residential plots in the lay-out on the Schedule Property to it or its nominee/s. The DEVELOPER shall be entitled to Sell, Mortgage, Gift, Lease or otherwise dispose of the same or any part thereof and it shall be entitled to all income, gains, capital appreciation and benefit of all kinds of descriptions accruing, arising or flowing there from. However, in case of any Capital Gains/ GST/VAT/ Service Tax or any other statutory levies incurred on the sale of Developed Area of DEVELOPER's the same shall be borne by the DEVELOPER or their prospective purchasers of the plots and the LAND OWNERS shall have no liability for the same.
26. The word "Developed Area" mentioned herein shall mean the net plotted area developed as per the terms and conditions, norms mentioned in the approved lay out.
27. The DEVELOPER shall complete the entire development of the Schedule Land into plots and required infrastructure, facilities, amenities as per the lay out plan sanctioned and as per the detailed specifications appended herewith within 12 months from the date of signing/execution and registration of this Development Agreement and such completion of project includes obtaining of final layout permit from the concerned Authorities including handing over of the net plotted area belonging to the LAND OWNERS.
28. The DEVELOPER shall not incur any liability for any delay in delivery of the possession of the developed area of LAND OWNERS, by reason of Governmental Restrictions, Government policy, change in rules and/or by reason of Civil Commotion, any act of God or due to any Injunction or Prohibitory Order (not attributable to any action of the DEVELOPER) or conditions of force majeure or due to any act or omission on the part of the LAND OWNERS. In any of the aforesaid events, which are beyond the control of the DEVELOPER, the DEVELOPER shall be entitled to corresponding extension of time, for delivery of the said developed Area of LAND OWNERS and also completing the total project. The said delayed period will be correspondingly excluded from the stipulated period.
29. The DEVELOPER shall have sole discretion in selection of materials, method, equipment to be used for the layout and other related techniques and the LAND OWNERS shall not interfere with the same provided it is made clear that the development shall be in accordance with the Sanctioned Plans and as per the detailed specifications appended herewith.

U-1684

O. P. Singh

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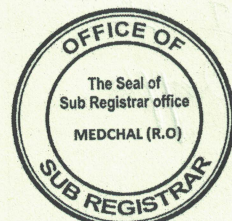
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8947/2018.

Sub Registrar
Medchal (R.O.)



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30. The LAND OWNERS shall keep the DEVELOPER fully indemnified and harmless, against any loss or liability, cost or claim, action or proceedings that may arise against the DEVELOPER on account of any defect in or want of title on the part of the LAND OWNERS. The LAND OWNERS alone shall be responsible to clear at its cost and expenses all the claims etc., if any that may be put forth by any one in respect of marketable title and peaceful possession of the LAND OWNERS over the Schedule Property.

31. The DEVELOPER shall keep the LAND OWNERS fully indemnified and harmless against any loss or liability, cost or claim, action or proceedings, that may arise from the labor employed by them or any claims of the labor contractors or to the sub-contractors engaged in the work or to the suppliers of various materials and services on account of any act of omission or commission in using the Schedule Property. The DEVELOPER shall be fully liable and responsible to the Government, HMDA, Municipal Authorities and all other Authorities for compliance of all the statutory requirements.

32. **DOCUMENTS OF TITLE AND BORROWING:** The original title documents pertaining to the Schedule Property are hereby kept in the safe custody of DEVELOPER and for inspection of the title deeds as and when required by the its Bankers or prospective purchasers of the plots of both the parties herein. After completion of the project, both the parties have agreed to handover the original title documents to the Association formed among the owners of the plots in the layout.

33. **NAME OF THE LAYOUT:** The entire Project/Development in the Schedule Property shall be known by such name which the Developer may decide which cannot be changed.

34. The parties agree that any of the terms in this agreement may be modified by the parties by mutual consent. Such modification shall be in writing and signed by both the parties.

Contd.....11



L.T.I. S.
O. Balappa

C. V. V. S.

O. J. V. S.

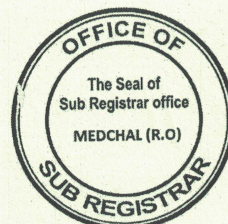
A. V. S.

Bk - 1, CS No 9247/2018 & Doct No
8947/2018.

Sub Registrar
Medchal (R.O)



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35. As per the Rules in vogue, the permitting Authorities require the applicant for layout permit to create mortgage on some of the plots in the layout as a security for compliance of various terms and conditions subject to which the tentative layout permit is granted. For the above purpose, it is required to create mortgage on some of the plots in the layout in the Schedule Land in favour of the Authorities and the said charge will be released upon completion of the layout works subject to compliance of the terms and conditions stipulated in the tentative layout permit by the DEVELOPER. It is agreed that the LAND OWNERS and the DEVELOPER are liable to create mortgage in the same ratio from out of their respective allotted areas/net plotted area.

36. The Developer herein is authorized to club adjacent lands into the scheduled land and make it one compact block and submit Application for Revised Layout by clubbing the same with the Schedule Property.

37. **DISPUTE RESOLUTION:** Any disputes and / or differences whatsoever arising + under or in connection with this Agreement which could not be settled by the parties through negotiations, shall be referred to a sole arbitrator appointed jointly by LAND OWNERS and DEVELOPER in accordance with the provisions of Arbitration and Conciliation Act, 1996 and such Arbitration Proceedings shall be held at Hyderabad and Award shall be passed within three months from the date of appointment of Arbitrator.

38. This Deed of Agreement is made and executed in two(02) sets retaining each one set with LANDOWNER and the DEVELOPER.

39. The cost of stamp duty and registration of this agreement shall be paid and borne by the LAND OWNERS and the DEVELOPER in the same ratio.

40. The the **NALA charges** shall be paid and borne by the LAND OWNERS and the DEVELOPER in the same ratio.

DECLARATION: The LAND OWNERS and the DEVELOPER hereby declare that there are no Mango Trees/ Coconut Trees / Betel Leaf Gardens / Orange groves or any other Gardens, no mines, no quarries of granites or such other valuable stones, Machinery or fish ponds etc., in the schedule property which is being conveyed and transferred. Further non-disclosure of fact is noticed in future date, then the LAND OWNERS and the DEVELOPER hereby admits to undertake the liability as per law.

V. V. S. S.

Original

Contd.....12



L.T.I. &

O. Balappa

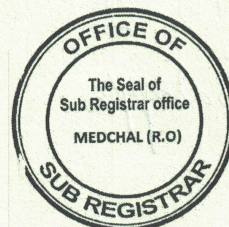
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Medchal (R.O)



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GENERAL POWER OF ATTORNEY

AND WHEREAS the above said LAND OWNERS with a view to undertake the development of Schedule Property and sale transaction in respect of developed plots falling to the share of DEVELOPER in the Schedule Property so as to implement the terms of this Development agreement -cum- GPA hereby appoint, constitute, nominate and retain and irrevocably authorizes the DEVELOPER herein as their lawful Power of Attorney holder to do, perform and execute all things, acts and deeds in the name and on behalf of the company as appearing hereunder:-

(a) to appear before and represent the Principal before the HMDA/Municipal Corporation, Telangana Transco, Water Supply and Sewerage Board, the Collector, the R.D.O., M.R.O and all other Government offices, corporations, statutory bodies and other Authorities constituted or prescribed by any law for the time being in force with power to verify and sign all declarations, applications, forms, affidavits and statements as may be required to deal with any matter pertaining to the Schedule property. The attorney is authorized to mortgage the areas to the sanctioning Authorities at the time of obtaining the initial approval for layout.

(b) to make and revise the plans if necessary and to sign on behalf of the LAND OWNERS on such revised plans and present the same to the concerned Authorities and other competent authorities for sanction with power to sign statutory forms and declaration and affidavits as provided under law for the time being in force, pay fees, charges and other out-goings to proceed for development of the property.

(c) The powers conferred herein by the Principal in favour of the DEVELOPER/ Attorney empowering the GPA holder with sale power to alienate and execute Sale Deeds is limited to only such of the Plots with the respective extents with specific plot numbers that will be allotted towards the share of the DEVELOPER in terms of Supplementary/Sharing Agreement executed and registered among the parties herein after obtaining the permit and sanction of layout from the concerned Authority.

(d) To enter into agreement of sale, Sale Deeds, Gift Deeds, mortgage Deeds or Lease Deeds etc. for the DEVELOPER's share in the Schedule property, by virtue of these presents for such consideration, terms and conditions and covenants as he may deem fit and proper.



V. V. S. S.

O. P. S.

Contd.....13

L. T. I. S.

O. Balappa

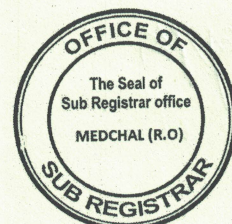
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8947/2018.

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Medchal (R.O)



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(e) To execute, sign and present for registration of Agreement of sale, Sale Deed(s), Gift Deed(s), exchange deeds, conveyances and indentures, Rectification Deeds, Ratification Deeds, mortgage deeds, other deeds inter-alia conveying the whole or any part of the areas falling in to the share of DEVELOPER.

(f) to receive and appropriate the sale consideration, advances, rents and other monies, acknowledge and pass receipts therefore to the buyers, lessees and other person or persons entering into any kind of transaction in respect of the plots allotted towards the share of DEVELOPER.

(g) To hold, enjoy, possess and deal with either by keeping for the DEVELOPER or letting out on long term lease, Sale, Gift or otherwise the area falling to the share of DEVELOPER.

(h) To institute suits and other legal proceedings or as the case may be, defend any suit institute or proceedings initiated under any law for the time being in force pertaining to or in any manner touching any matter in respect of the Schedule property with power to sign and verify plaints, written statements, petitions, affidavits and to file caveat petitions and prefer appeals, revision, review petitions under Article 226 of the Constitution of India, Special Leave Petitions and other remedies provided under any law for the time being in force upon such grounds as he may deem fit and proper in respect of the Schedule of property and to carry into effect any order or judgment delivered in any matter pertaining to the Schedule Property with a power to refer to arbitration.

(i) To appoint and or remove advocates, vakils, pleaders and other legal practitioners and to sign their vakalat or Letter of Authority and to fix their remuneration and other conditions. Specify that in relation to this development agreement.

(j) To apply for the mutation in concerned records of assessments in favour of the prospective purchasers of the Schedule property.

Contd.....14

C. Meeth

O. N. N. N.

Anwar



L.T. I f

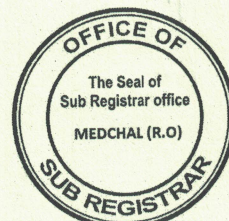
O. Balappa

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8947/2018.

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Medchal (R.O)



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(k) To appoint sub-agents to deal with the DEVELOPER's Share and to sell, lease, mortgage, convey, alienate the said property to the prospective purchasers.

(l) To do all acts, deeds or things, as may be incidental or necessary to do for development of layout and handing over the developed plots due to the Owner/LAND OWNERS and for the transfer in relation to the DEVELOPER's share of plots in favour of the prospective Buyers or lessees, etc.

We, the above named LAND OWNERS do herein agree and undertake to ratify and confirm all and whatever the said attorney and agent shall do execute, perform or cause to be done, executed on our behalf in exercise of the power of authority hereunder conferred upon or otherwise expressed or intended.

That the total value of the Schedule Property is Rs.31,00,000/- per acre, and the total value comes to Rs.81,38,000/- accordingly the stamp duty is paid thereon.

Whereas the Stamp duty of Rs.50/- paid with this document and the DSD of Rs.81,330/- Registration Fee of Rs.20,000/- and the User charges of Rs.100/- total amount of Rs.1,01,430/- are paid through Challan No.133EBG100718, dated : 10-06-2018, remitted in SBI Medchal.

SCHEDULE PROPERTY

All that the part and parcel of lands in part and parcel of lands in Survey Nos.173/9(Ac.0-12gts), 182(Ac.0-19gts), 176/1(Ac.0-37gts) & 176/2 (Ac.0-37gts), total area comes to : Ac.2-25gts., situated at MEDCHAL Village, under Gram Panchayat/Nagara Panchayat : Medchal, Mandal : Medchal, Dist. & Regn. Dist : Medchal, and within the following boundaries :- .

NORTH : Govt. Land
SOUTH : Neighbours Land
EAST : Neighbours Land
WEST : "N a l a"



L.T.F &
O. Balappa

V. Venkta

09.10.18

Contd.....15

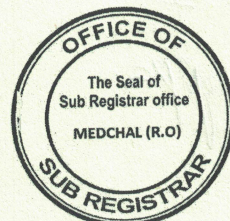
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8947/2018.

Sub Registrar
Medchal (R.O.)



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-: 15 :-

IN WITNESS WHEREOF the LAND OWNERS and the DEVELOPER have signed this Development Agreement -cum- General Power of Attorney on the day, month, and year first above mentioned in the presence of the following witnesses.

WITNESSES:

1. RNB

1.  L.T.F. f
O. Balappa

2. VrVex

3. O. N. Red

2. O. Bhaggar

LAND OWNERS OF FIRST PART

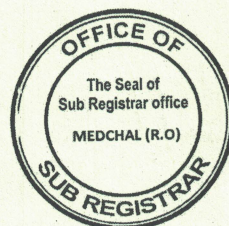
Aurup
DEVELOPER OF SECOND PART

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8947/2018.

Sub Registrar
Medchal (R.O)



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Sl. No.	Particulars	Unit	Rate	Amount	Remarks
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286	175/3	0.1875	0.0000	0.1875	286
287	176/1	0.3800	0.0200	0.3600	287
288	176/2	0.3800	0.0200	0.3600	288

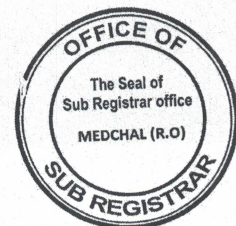


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8947/2018. Sheet 16 of 18 Sub Registrar
Medchal (R.O)



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భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India

Government of India

సమాచిత సంఖ్య / Enrollment No. : 1190/23580/00361

To
Oggu Vinod
జి.వి.వోడ
S/O Late Oggu Bikshapathi
10-38
Gandhi Road
Medchal
Medchal, Rangareddi,
Andhra Pradesh - 501401
9849352823

30/03/2012



UF183637895IN

18363789



Land owner (3)

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5817 6660 4199

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

జి.వి.వోడ
Oggu Vinod

పుట్టిన సంవత్సరం/Year of Birth: 1983
పురుషుడు / Male

5817 6660 4199



ఆధార్ - సామాన్యని హక్కు



భారత విశిష్ట గుర్తింపు ప్రాధికార సంస్థ

భారత ప్రభుత్వం

Unique Identification Authority of India

Government of India

సమాచిత సంఖ్య / Enrollment No. : 1190/62015/00110

To
Voggu Venkatesh
వొగ్గు వెంకటేశ్
S/O Late Voggu Bikshapathi
10-39
gandhi road
medchal
Medchal, K.V.Rangareddy
Andhra Pradesh - 501401

03/12/2012



KL051791144DF

5179114



Land owner (1)

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

6814 2998 3581

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

వొగ్గు వెంకటేశ్
Voggu Venkatesh

పుట్టిన సంవత్సరం/Year of Birth: 1981
పురుషుడు / Male

6814 2998 3581



ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం

Unique Identification Authority of India

Government of India

సమాచిత సంఖ్య / Enrollment No. : 1190/23579/00356

To
Oggu Balappa
జి.బి.బాలప్ప
S/O Oggu Jeethaiah
10-29
Gandhi Road
Medchal
Medchal, Rangareddi,
Andhra Pradesh - 501401

28/04/2012



UF340859317IN

34085931



Land owner (1)

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

5776 0979 7748

ఆధార్ - సామాన్యని హక్కు



భారత ప్రభుత్వం

GOVERNMENT OF INDIA

జి.బి.బాలప్ప
Oggu Balappa

పుట్టిన సంవత్సరం/Year of Birth: 1966
పురుషుడు / Male

5776 0979 7748



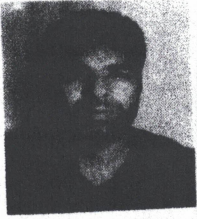
ఆధార్ - సామాన్యని హక్కు



भारत सरकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



కిచన్నగారి అనురూప
Kichnannagari Anuroop
పుట్టిన తేదీ/ DOB: 01/10/1984
పురుషుడు / MALE

Anuroop



చిరునామా:

S/O కిచన్నగారి లక్ష్మి రెడ్డి ఏన్ నే
23/పి, గండుపేట ఏలేశ్,
రాజేంద్రనగర్ మండల్, గండుపేట,
కె.వి.రంగారెడ్డి
తెలంగాణ - 500075

Address:

S/O Kichannagari Lakshmi Reddy, H
no 23/P, Gandipet village,
Rajendranagar MANDAL, Gandipet,
K.v. Rangareddy,
Telangana - 500075

8265 9194 3546

8265 9194 3546

నా ఆధార్ - నా గుర్తింపు

MEERA AADHAAR, MERI PEHACHAN

hithers ①

రెడ్డంగారి నరసింహ రెడ్డి
Reddamgari Narsimha Reddy

పుట్టిన సంవత్సరం/Year of Birth: 1964
పురుషుడు / Male

5594 4019 8596



చిరునామా: S/O రెడ్డంగారి నరసింహ రెడ్డి
14-208/1, కిస్తాపూర్, మేడచల్, మేడచల్
రంగారెడ్డి, ఆంధ్ర ప్రదేశ్, 501401

Address: S/O Reddamgari Narsa
Reddy, 14-208/1, Kistapur,
Medchal, Medchal, Rangareddy,
Andhra Pradesh, 501401

R.V.R



1800 180 1947



help@uidai.gov.in



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పి.ఎ. హెల్ప్ డె. 1947,
బెంగళూరు-560001



ఒగ్గు భాస్కర్
Oggu Bhaskar

పుట్టిన సంవత్సరం/Year of Birth: 1980
పురుషుడు / Male

2655 2293 9949



చిరునామా: S/O ఒగ్గు నరసింహ,
10-40,
మేడచల్,
జి.పి.రోడ్,
మేడచల్,
మేడచల్,
రంగారెడ్డి,
ఆంధ్ర ప్రదేశ్,
501401

Address: S/O Oggu Narsimha,
10-40, Medchal, g p road,
Medchal, Medchal, Medchal,
Rangareddy, Andhra Pradesh,
501401

O. Bhaskar



1800 180 1947



help@uidai.gov.in

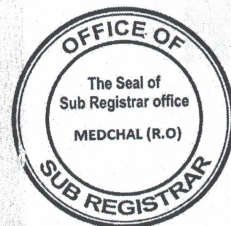


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పి.ఎ. హెల్ప్ డె. 1947,
బెంగళూరు-560001

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మద్రాస్-మల్యాళిగిరి

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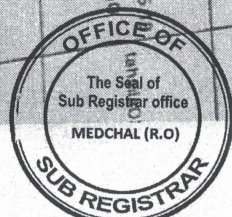
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సంఖ్య	సంఖ్య	మూల వివరణ	ఫైనలు వివరణ	ఫైనలు వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18				
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337	182/4	0.1900	0.0000	0.1900	బిల్లు	5.00	00	పరిమితు	0.0000	2217	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ				
183/1	0.1000	0.0000	0.1000	బిల్లు	20.00	00	పరిమితు	0.0000	2386	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ	భూమి వివరణ				

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Sub Registrar office

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Medchal (R.O)

